

Monimail Community Council

Minutes of meeting, 10th March 2006

1. **Present** : A. Arbuckle; D. Cormack; M. Cormack; D. Dallas; W. Fenton; B. Forrest; J. Gordon; H. Grant; M. Grossert; L. Harvie, H. Laidlaw; P. Laidlaw; G. Mossman; N. Mossman; T. Nesbitt; G. Smith, J. Vaughan
B. Ayres; B Cannon; R. McPherson; G. Watlans – all Hanson
C. Gilbert (Fife Council Locality Manager)
2. **Apologies** : D. Hamilton; M. Kidd
3. **Minutes of Previous Meeting** : minutes of the meeting 13/02/06 were accepted apart from the attendance list that should have included M. Grossert.
4. **Matters Arising** :
 - **Play Park** : Fife Council will be spending £6000 to create a Junior Play Area in the Park. This will involve losing 1 set of swings.
 - **Twinning** : A football team (9yr olds) are due in the area next weekend (21st – 23rd April) to play a game against a team from Cupar Soccer Sevens. A whole program has been arranged for the visitors including them being involved in the usual Sunday morning training. A professional coach is also due to attend this. There is a Junior Disco arranged in the Corn Exchange for Friday 21st April. A number of articles about the twinning and visit have appeared in the Fife Herald and the whole project is getting continued support from local businesses and has many sponsors. A further Committee is due to visit this area in June with more adults due over in October. Arrangements and discussions are underway to enable a junior football team from this area to travel to France for a return match.
 - **Toll Junction (BEAR)** : Nothing to report. Suggested that we should write to them. There are now 2 new bus shelters in place. They are a bit thinner than the old ones but are still perceived to cause an obstruction when viewing traffic coming from the Dundee direction. This is to be brought to Fife Council's attention.
 - **Core Paths Network** : The consultation meetings have taken place and were basically the same format as the meeting held in Letham Hall a few years ago where the various paths in the area were on display for comments and additions from the public.
5. **Treasurer's Report** :

The account balance stands at £268.86 at the end of March. The £500 Floral Grant is due in any day to be added to this amount. Recent spending has included Hall Hire, Postage costs and a half share of the service for the Lawnmower used to cut the Hall Grass and Verge.
6. **Planning** :

Trimlans Proposal : letter has been received from Fife Council stating that the application has been turned down. The reasons for this were outlined in the letter and essentially the proposal was contrary to a number of Development Plans and Planning Policy Guidelines

Fernie Manager's House : again this application has been turned down, the reasons being that the proposed building is located outwith any designated settlement boundary and contrary to various Development Plans and Planning Policy Guidelines. It was also deemed that the design was inappropriate, non-traditional and unsympathetic for a rural setting as well as having a significant detrimental impact on the setting of Fernie Castle.
7. **Best Kept Village / Grant**

heather planting in the beds at the front of the Hall is best to be carried out in October. In the meantime the a small amount of the Floral Enhancement Grant will be used to provide a colourful short term display in this area rather than another year of emptiness!
8. **Village Hall**

Tenders were sent out to 7 local builders/contractors to enable them to quote for the work to convert an area of the Hall into a disabled toilet. Unfortunately only one response has been received. This is very disappointing as the Hall Committee require at least 3 quotes to enable them to apply for further funding from different sources.

There is a Spring Ceilidh scheduled for Friday 28th April to help raise funds for Hall improvements and upkeep.
9. **Questions for Cllr Arbuckle**

The Community Council have received a disc from Fife Council that contains all the responses (over 1300) to the Draft Local Plan. This also includes a number of documents and letters of support for the

request by Gradual Peak Property Developers / Farningham McCreddie / Abercorn Estates for a development on the opposite side of The Row.

All these responses are freely available to the public online at the following website :

www.fifedirect.org.uk/developmentplan

Select "St Andrews and East Fife" then type in "Letham" to search for documents relating to The Row. Cllr Arbuckle outlined the stage this consultation/document proposal is currently at.

There are two main documents relating to development issue in Fife –

1. Fife Structure Plan :

This came forward with proposals for additional housing in NE Fife area. The local area have rejected this however the document still has to go to full Committee for discussion.

2. St Andrews & East Fife Draft Local Plan :

As mentioned above there are over 1300 responses to the draft local plan – these can all be viewed on the website www.fifedirect.org.uk/developmentplan (St Andrews & East Fife Local Plan link) including those with reference to The Row. The Local Plan is still to be discussed further on 5th May.

Cllr Arbuckle raised two issues :

1. Transportation Plans - £20000 has been set aside for a 20mph speed limit adjacent to Letham School. This will be in for next year. Cllr Arbuckle to find out the extent of coverage for this 20mph zone within the village.
2. Grit Bins – two bins in the CC area have not been used this year – one at Bow of Fife and one on the back road to Collessie. They are scheduled to be removed however Cllr Arbuckle will request they be left. On the subject, there is a constant run of water at the Whiiney Park bend which freezes over in the winter. Cllr Arbuckle to forward our concerns.

10. **Jimmy Stewart Memorial**

The Hall Committee and Community Council feel it appropriate to raise funds for a permanent memorial to Jimmy Stewart. He served both Committees for a long number of years and will be missed within the Community. The plan would be to arrange a collection to fund one of a number of options :

- seat around the Well Tree – there used to be one there
- Donald Dallas commented there used to be a flagpole to the left of the Bus Shelter so maybe that would be an option

It was agreed that there was no point in rushing into anything and a request for ideas was put to the meeting. It was agreed any ideas be discussed at the next CC meeting in June

11. **Mountcastle Quarry / Hanson**

Hanson Aggregates have submitted a planning application to extend their existing quarrying operation to an area across the main road. Representatives from Hanson Aggregates presented the proposal to the meeting with illustrative plans, photographs and a computer simulation of the area.

A Summary of the Formal Discussion that took place follows, however there were many further informal discussions that took place after the meeting closed.

There are a further 2 years of quarrying left at the current Mountcastle Quarry followed by a 5 year after-care period before the land is handed back over to Abercorn Estates. The proposed site (location map attached) will provide a similar annual output as the current site and will be worked in 7 phased areas over 10 years from south to north. The site plant will move with the operation and will be situated below the surface level of the site. The perimeter screening will be maintained and the currently sparse eastern side will be planted to improve screening.

Through the comprehensive research into preparing the planning application, discussions have included Archaeologists and the idea is to restore the 1855 landscape of the Beech Avenue at Melville House. Ecological surveys have been carried out and wildlife studies will also be completed and Scottish National Heritage and Historic Scotland have been contacted re. Hanson's assessment. The Dovecot (listed building) will be enhanced and public routes/access will link in with the Core Paths Network proposals.. During excavations there will be a full archaeological watch.

A number of points were raised and discussion took place :

One main point of concern was raised at the meeting with regard to the proposed entrance/exit to/from the site. It is very close to the bend on the Auchtermuchty – Cupar road close to the roundabout. Concern is that cars coming along the road and round the corner will meet slow, full lorries prior to the roundabout. There will be "no right turn" when exiting the quarry with all lorries having to go along to the roundabout. Public Access once the quarrying is complete was raised as a possible issue. There has to be a benefit to the Community and legal agreements will be in place for the long term management of the area to ensure all such access rights are continued. Any legal agreements would transfer if the land in question was to change hands.

Will the area be left with deep ponds? – the ponds will not be as big as those at the current Mountcastle site and will be more like shallow marshlands, although unlikely to dry out over summer periods. There is a Gas Pipeline across part of the land – the extraction limit is nowhere near (approx 100m away at nearest point) that but it will be taken into account during landscaping the Beech Avenue. Is there any scope for moving East? Cannot say for certain and any movement would have to be considered on it's own merits- there are reserves in the adjacent fields. The Gas Pipeline and Ballantager Cottages/Farm as well as Letham get nearer so this would all have to be considered.

It was stated quite categorically that the quarried area will not be used for any sort of infill/waste landfill.

The proposal presented this evening by Hanson was received well by those present however there was one objection from a resident living very close to the site. They know the current issues regarding the stretch of road where the site access is proposed and see this as a major issue.

Donald Dallas commented that Hanson should be commended for the work and research they have put into this application and their plans in restoring the area back to how it used to be was a huge plus point.

At this, the meeting closed and a further hour's worth of informal discussions around maps/plans etc took place

Folders or a CD-rom containing the full planning application or a "non-technical" summary are available for anyone on request.

12. Date of Next Meeting

Monday 12th June 2006, Letham Village Hall, 7.30pm

WHAT'S ON

**** LETHAM HALL 50th BIRTHDAY CELEBRATION**

SUNDAY 25TH JUNE 2006

**TREASURE HUNT / VILLAGE MEMORIBILIA / FAMILY PICNIC
GAMES / STRAWBERRY TEAS**

**** LETHAM & DISTRICT HORTICULTURAL SOCIETY**

**ANNUAL FLOWER SHOW
& INDUSTRIAL EXHIBITION**

**LETHAM HALL
SATURDAY 12TH AUGUST 2006
2PM-4PM**

SCHEDULES FROM Geoff McDonald (01337 810250)